



53 Churn Drive, Buttershaw, Bradford, BD6 3LN

**** TASTEFULLY DECORATED THROUGHOUT ** IDEAL FOR FIRST TIME BUYERS/YOUNG FAMILIES **
VIEWING IS STRONGLY ADVISED **** Modern SEMI DETACHED situated within this popular residential part of BD6 and briefly comprising: entrance hall, lounge, inner hall with cloakroom and modern DINING KITCHEN with patio doors leading out on to the LARGER THAN AVERAGE rear gardens. THREE BEDROOMS to the first floor and family bathroom. Good size gardens to the front with driveway allowing plenty of parking. Benefitting further from GCH, DG and recently decorated throughout including flooring. Well placed for many amenities, shops, schools and commute.

£179,995

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ENTRANCE HALL

LOUNGE 14'8" x 10'4" (4.47m x 3.15m)

Laminate flooring.

INNER HALL

CLAOKROOM

Vanity style sink an W.C

DINING KITCHEN

A great size with a selection of wall and base units finished in high gloss grey, worktops with sink and drainer. Integrated fridge freezer, oven hob and extractor. Plumbing for washer. Part tiled and part laminate flooring with patio doors leading to the rear garden

FIRST FLOOR

BEDROOM ONE 13'7" x 8' (4.14m x 2.44m)

BEDROOM TWO 10'6" x 6'5" (3.2m x 1.96m)

BEDROOM THREE 6'11" x 7'3" (2.1m x 2.2m)

BATHROOM

Family bathroom with three piece suite

OUTSIDE

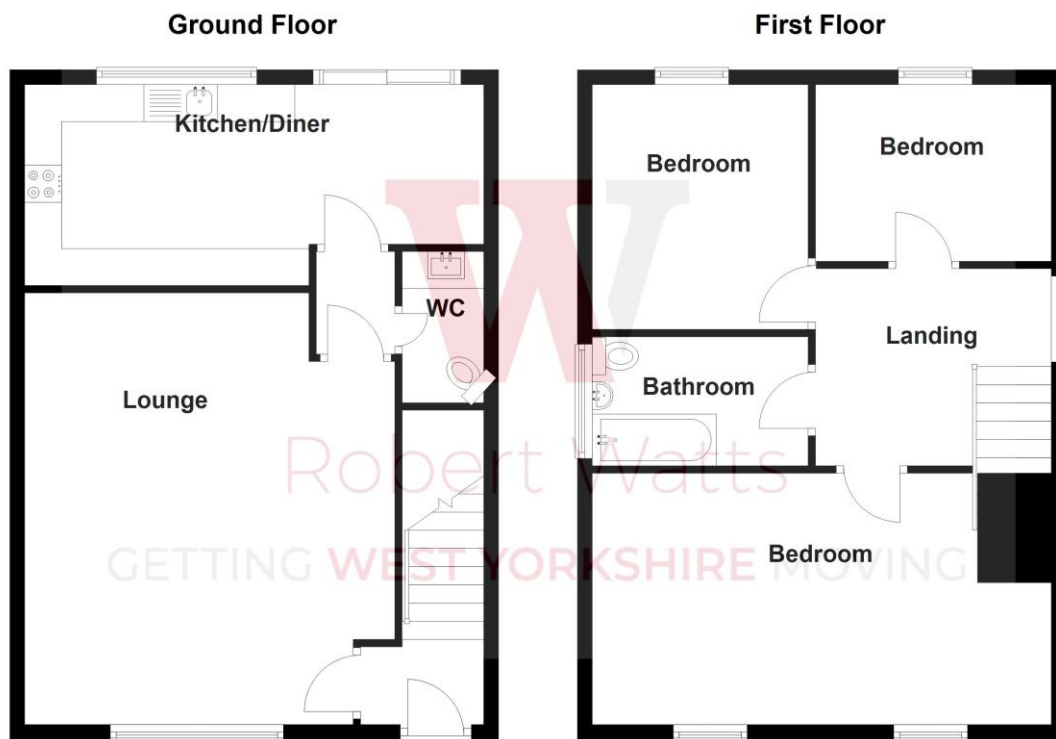
Lawned gardens to the front with an open aspect, driveway to side and enclosed gardens to the rear, larger than expected with lawns, mature shrubs, seating areas and garden store

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		